

179.0

0006

0020.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

Total Card / Total Parcel

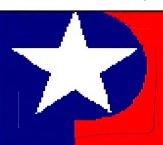
826,000 / 826,000

USE VALUE:

826,000 / 826,000

ASSESSED:

826,000 / 826,000


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
44		BROWNING RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DENHEZ FABIENNE
Owner 2:	
Owner 3:	

Street 1: 44 BROWNING RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1:	LAFYATIS ROBERT A -
Owner 2:	DENHEZ FABIENNE -

Street 1: 44 BROWNING RD

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 7,500 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1957, having primarily Wood Shingle Exterior and 1904 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7500		Sq. Ft.	Site		0	70.	0.86	7									451,500						451,500	

IN PROCESS APPRAISAL SUMMARY

Legal Description							User Acct
							121969
							GIS Ref
							GIS Ref
							Insp Date
							08/15/18
							08/15/18
USER DEFINED							
Prior Id #1: 121969							
Prior Id #2:							
Prior Id #3:							
Prior Id #1:							
Prior Id #2:							
Prior Id #3:							
PRINT							
Date Time							
12/11/20 04:00:04							
LAST REV							
Date Time							
08/29/18 09:42:46							
apro							
14124							
ASR Map:							
Fact Dist:							
Reval Dist:							
Year:							
LandReason:							
BldReason:							
CivilDistrict:							
Ratio:							

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LAFYATIS ROBERT	59632-279		7/30/2012	Convenience		1	No	No	
DEIGNAN MADELIN	26449-148		6/28/1996		212,500	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
8/12/2015	1108	Manual	4,735		8/12/2015			Air sealing and in	8/15/2018	Inspected	BS	Barbara S
6/21/2006	501	Redo Kit	26,480			G8	GR FY08		7/12/2018	MEAS&NOTICE	BS	Barbara S
11/5/2001	852	Addition	100,000	C				ADD TO 2ND FLOOR	3/21/2009	Inspected	197	PATRIOT
									12/29/2008	Measured	163	PATRIOT
									3/31/2004	Inspected	BR	B Rossignol
									5/22/2002	Permit Visit	PM	Peter M
									4/15/2000	Inspected	270	PATRIOT
									1/12/2000	Mailer Sent		
									1/5/2000	Measured	264	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 6	- Colonial			Full Bath: 2	Rating: Good			EXTRA SINK AND BATH.									
Sty Ht: 2	- 2 Story			A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Good												
Foundation: 1	- Concrete			A 3QBth:	Rating:												
Frame: 1	- Wood			1/2 Bath:	Rating:												
Prime Wall: 1	- Wood Shingle			A HBth:	Rating:												
Sec Wall:		%		OthrFix: 1	Rating: Average												
Roof Struct: 1	- Gable			OTHER FEATURES													
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Very Good												
Color: BEIGE				A Kits:	Rating:												
View / Desir:				Fpl: 1	Rating: Average												
GENERAL INFORMATION				WSFlue:	Rating:												
Grade: C	- Average			CONDOS INFORMATION													
Year Blt: 1957	Eff Yr Blt:			Location:													
Alt LUC:		Alt %:		Total Units:													
Jurisdct:		Fact:	.	Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %			Exterior:		No Unit	RMS	BRS	FL				
Prim Int Wall: 1	- Drywall			Functional:		%		Interior:		1	7	4					
Sec Int Wall:		%		Economic:		%		Additions: 2001									
Partition: T	- Typical			Special:		%		Kitchen:									
Prim Floors: 3	- Hardwood			Override:		%		Baths:									
Sec Floors: 4	- Carpet	50 %		Total:	18.6 %			Plumbing:									
Bsmnt Flr: 12	- Concrete			CALC SUMMARY				Electric:									
Subfloor:				Basic \$ / SQ:	125.00			Heating:									
Bsmnt Gar: 1				Size Adj.: 1.20147061				General:									
Electric: 3	- Typical			Const Adj.: 0.99495000				COMPARABLE SALES									
Insulation: 2	- Typical			Adj \$ / SQ: 149.425				Rate	Parcel ID	Typ	Date	Sale Price					
Int vs Ext: S				Other Features: 115500													
Heat Fuel: 2	- Gas			Grade Factor: 1.00													
Heat Type: 3	- Forced H/W			NBHD Inf: 1.00000000													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100		% AC:		LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 459145													
% Com Wall:	% Sprinkled:			Depreciation: 85401													
				Deprecated Total: 373744													
MOBILE HOME				Make:		Model:		WtAv\$/SQ:	AvRate:	Ind.Val							
SPEC FEATURES/YARD ITEMS				Serial #:													
				Year:													
				Color:													
PARCEL ID 179.0-0006-0020.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
19	Patio	D	Y		114X18	A	AV	2006	3.74	T	10.4	101			800		800
More: N	Total Yard Items:	800	Total Special Features:		Total:	800											
SKETCH																	
SUB AREA																	
SUB AREA DETAIL																	
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten							
BMT	Basement	1,288	44.830	57,738													
FFL	First Floor	1,288	149.430	192,460													
SFL	Second Floor	616	149.430	92,046													
OPF	Open Porch	32	43.780	1,401													
Net Sketched Area: 3,224				Total:	343,645												
Size Ad	1904	Gross Are	3224	FinArea	1904												
IMAGE																	
AssessPro Patriot Properties, Inc																	